

December 14, 2017

Mr. Ford called the Meeting of the Union Township Planning Board/Board of Adjustment to order at 7:00 p.m.

Members Present: Mr. Mazza, Mr. Nace, Mr. Eschbach, Mr. Kastrud, Mr. Ford

Members Absent: Mr. Walchuk, Mr. Ryland, Mr. Sullivan

Others Present: Board Atty. Mark Anderson, Board Engineer Robert Clerico, Brian Plushanski, Atty. Howard Apgar, Dylan Sujet

Open Public Meetings Act Notice: I would like to have placed in the minutes that the Open Public Meeting Requirements of Law have been satisfied by our notices dated January 19, 2017, as published in the Hunterdon County Democrat and January 20, 2017, as published in the Courier News. A copy of the Notice has also been posted on the Township Website, the Bulletin Board in the Municipal Building and a copy has been filed with the Municipal Clerk.

Approval of Minutes: Mr. Mazza made a motion to approve the minutes of the October 26, 2017 Meeting. Mr. Eschbach seconded the motion.

Vote: Ayes: Mr. Mazza, Mr. Nace, Mr. Kastrud, Mr. Ford

Abstain: Mr. Eschbach

Plushanski Construction Inc.: Block 22, Lot 15, 3 Frontage Road: 2018 Quarry License Renewal:

Applicant/Owner Brian Plushanski gave a brief overview of issues re-occurring every year in conjunction with renewal of the annual quarry license. Board Engineer Robert Clerico had issued a report dated December 13, 2017. Mr. Clerico's report references Deeds for Block 22, Lots 15 and 15.01. He said documents pertaining to Green Rock Recycling LLC indicate that recycling and quarrying activities are taking place on Lot 15. Mr. Clerico said a variance would be required for those two uses.

Mr. Clerico also noted that the Township has amended the Quarry License Ordinance mandating Pollution Insurance Certification. Mr. Plushanski indicated no fill is being imported to his site and approvals for Green Rock Recycling are under the jurisdiction of NJDEP and the cost of the insurance is burdensome.

The Board has denied approval of the Quarry License in previous years because of quarrying activity in the fifty-foot (50) buffer bordering the adjoining property (Liberty Stone & Aggregates, Block 22, Lot 30) does not comply with the Ordinance. The Board subsequent recommended to the Township Committee that the denied application be approved with a waiver for work in the buffer area, and the Committee did approve the license on that basis.

Motion to Deny: Mr. Kastrud made a motion to deny the current application and to refer the matter to the Township Committee for their consideration with the Board's recommendation that a waiver again be granted. Mr. Mazza seconded the motion.

Vote: Ayes: Mr. Kastrud, Mr. Mazza, Mr. Nace, Mr. Eschbach, Mr. Ford

Mr. Ford announced a change in the order of the agenda. He said the Board would address the Sujet matter.

Sujet: Block 19, Lot 6 & 6.01, 115 Driftway East: Atty. Howard Apgar, representing Dylan Sujet, said he was seeking the Board's guidance in clarifying a condition of approval of the Sujet Resolution. Mr. Clerico said there are differences in the proposed Deeds and the Subdivision Map. Mr. Sujet asked what verbiage in the Deed would be required to satisfy the Board. Atty. Anderson suggested that he and Mr. Clerico meet to discuss and attempt to resolve the issue. The Resolution of approval was memorialized on September 28, 2017 and applicant is required to file the Deeds within one-hundred and ninety (190) days of that date.

Issue of Completeness: Republic Services of NJ LLC: Block 22, Lot 30.03, 9 Frontage Road: Mr. Clerico , in a report dated December 12, 2017, had listed outstanding Checklist Items for which waivers would be granted and deem other Items not applicable. The Board discussed the Report and took the following action:

Mr. Eschbach made a motion to deem the application incomplete. MR. Mazza seconded the motion.

Vote: Ayes: Mr. Eschbach, Mr. Mazza, Mr. Nace, Mr. Kastrud, Mr. Ford

Comments from the Public/Other Business:

2018 Reorganization and Regular January Meeting Date: Mr. Mazza made a motion to hold the Reorganization Meeting on January 25, 2018, at 7:00 p.m., followed by the Regular Meeting.

Motion to Adjourn: Mr. Kastrud made a motion to adjourn. Mr. Eschbach seconded the motion. (8:30 p.m.)

Vote: All Ayes, No Nays, Motion Carried

Grace A. Kocher, Secretary

